Development Services Department



BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 123 SE 7th Avenue (2020-275)
Project Location: 123 SE 7th Avenue, Marina Historic District
PCN: 12-43-46-16-01-126-0231
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: September 1, 2021
Board Vote: Approved on a 5-1 vote

Board Actions:

- A. Approved Certificate of Appropriateness (2020-275) request associated with the construction of a 1-story addition and exterior alterations to an existing contributing residence on the property subject to the following conditions:
 - 1. That the roof tile be white.

Site Plan Technical Items:

- 1. That the site plan be updated to illustrate the location and style of proposed gates; and,
- 2. That flood vents be installed within the garage if this space is to remain below the required finished floor elevation.

Project Description:

The subject 0.22-acre property is located on the east side of SE 7th Avenue between SE 1st Street and SE 2nd Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of the north 23' of Lot 23, and all of Lot 24 of Block 126. The property contains a one-story, 1,500 square foot, Minimal Masonry style, contributing single-family, residence, which was built in 1953. An interesting design feature of the home is the asymmetrical placement of the garage door.

There have been minor modifications to the existing structure, which include removal of the colonial style shutters and installation of Bahama style shutters to the front elevation, replacement of the original tile roof with a shingle roof, and construction of a small, screened porch at the front entry.

The subject Certificate of Appropriateness (COA) request was for the construction of a 2,080 square foot, 1-story addition to the rear of the existing, contributing structure, elevation of the existing structure vertically in place, installation of a new pool on the north side of the property, and installation of planters to the front (west) façade of the existing structure.

Board Comments:

Majority of the board members were supportive of the proposal.

Public Comments: There were no public comments.

Associated Actions:

N/A

<u>Next Action</u>: The HPB action is final unless appealed by the City Commission



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING 100 NW 1st Avenue, Delray Beach, Florida 33444 (561) 243-7040

H		ATION BOARD STAFF REPORT	
	123 \$	SE 7th Avenue	
Meeting	File No.	Application Type	
September 1, 2021	2020-275	Certificate of Appropriateness	
		REQUEST	

The item before the Board is in consideration of a Certificate of Appropriateness (2020-275) request associated with the construction of a 1-story addition and exterior alterations to an existing contributing residence on the property located at **123 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Agent: Gareth Dunn, Archtelier Inc. Owner John and Karen Oerth Location: 123 SE 7th Avenue PCN: 12-43-46-16-01-126-0231 Property Size: 0.22 Acres Zoning: RM - Multi-Family Residential (using R-1-A - Single-Family Residential) LUM Designation: LD (Low Density) Historic District: Marina Historic District Adjacent Zoning:

- RM Multi-Family Residential (North)
- RM Multi-Family Residential (West)
- RM Multi-Family Residential (South)
- RM Multi-Family Residential (East)

Existing Land Use: Residential Proposed Land Use: Residential



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.22-acre property is located on the east side of SE 7th Avenue between SE 1st Street and SE 2nd Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of the north 23' of Lot 23, and all of Lot 24 of Block 126. The property contains a one-story, 1,500 square foot, Minimal Masonry style, contributing single-family, residence, which was built in 1953. An interesting design feature of the home is the asymmetrical placement of the garage door.

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The subject Certificate of Appropriateness (COA) request is for the construction of a 2,080 square foot, 1-story addition to the rear of the existing, contributing structure, elevation of the existing structure vertically in place, installation of a new pool on the north side of the property, and installation of planters to the front (west) façade of the existing structure. The COA is now before the board.

Project Planners:	Review Dates:	Attachments:	
Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	HPB: September 1, 2021	1. Plans	
michelle noyland, Enncipal Flanner <u>noylandm@mydellaybeach.com</u>			
		3. Photographs	

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), <u>Architectural (appearance)</u> <u>elevations</u>, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.6(F)(1) – <u>Medium Density Residential (RM) Development Standards</u>: the provisions for R-1-A shall apply for the single-family detached dwellings.

Pursuant to LDR Section 4.3.4(K) - <u>Development Standards</u>: properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below. The proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards		Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)		25%	76%	38%
Setbacks (Minimum):	Front (West)	25'	25'-9"	No change
	Side Interior (North)	7'-6"	9'-7"-10'-7 ½"	8'-1" – 10'-7 ½"
	Side Interior (South)	7'-6"	9'-9"-10'-4 ½"	No change
	Rear (West)	10'	80'	10'-4"
Height (Maximum)		35' Max.	12'-8"	15'

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), <u>Development Standards</u>, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) – Major Development.

The subject application is considered "Major Development" as it involves "modification of a Contributing Structure over 25% within the RM zoning district."

Pursuant to LDR Section 4.5.1(E)(3) – <u>Buildings, Structures, Appurtenances and Parking</u>: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

<u>Appurtenances:</u> Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The subject proposal includes the installation of new 6' wood fencing to the north and south sides of the property. A 6' high PVC fencing exists on the north and east sides of the property that are situated on adjacent properties. It is noted that the locations of proposed gates have not been indicated on the site plan and will be required to enclose the yard as a new pool is proposed. An added site plan technical item has been included that the site plan be updated to illustrate the location and style of proposed gates.

Parking Requirements for residential uses, Pursuant to LDR Section 4.6.9(C)(2)(a), single-family detached residences are required to provide two parking spaces per dwelling unit. Required parking spaces shall not be located in the front setback or side street setback areas.

There is an existing 278 square foot, 1-car garage and a gravel driveway that will accommodate four (4) parking spaces; thus, this requirement has been met.

<u>Parking:</u> Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The request includes replacement of the existing gravel driveway on the west side of the structure (front) with a new grey paver brick driveway; thus, the subject proposal complies with the requirements of this subject regulation.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is the for the construction of a 1-story addition to the rear of the existing 1-story contributing structure. Also, the existing masonry structure is proposed to be elevated vertically in place to increase the minimum finished floor elevation. The proposed addition is attached to the main structure in the rear. The structure has been considered with respect to improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the

Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 1, 2, 3, 5, 9, & 10 are applicable. The proposal includes the construction of new 1-story addition to the rear of the existing one-story, contributing structure that is proposed to be vertically elevated in place, increasing the minimum finished floor elevation. In addition, the proposal also includes

the installation of a swimming pool and water features to the rear of the existing structure, and new planters to be added to the front façade of the existing structure.

The proposal includes modification of the existing structure by elevating the entire original home from a finished floor elevation of 6'-11" to 8'. A new foundation will be poured underneath the existing structure. Also, proposed for modification is removal of the roof and truss system and construction of a new roof and truss system, increasing the height of the existing wall by 1' 1" (from an existing 11'-6" to 12'-7"). Alterations to the front façade, as a result of this change in height include additional steps to the front door that will accommodate the new change in height for the interior. A new brick veneer planter is proposed on the south side of the front façade to create continuity with the planter that exists adjacent to the front entry. The new planter will aid in concealing the structures proposed elevation change. Additionally, the existing screen enclosure at the front entry is being removed and the original decorative metal trellis feature adjacent to the front door will be recreated. With regards to any significant or distinctive finishes, features, and construction techniques, the most impactful modification involves the vertical elevation of the structure.

The use of the property will remain a single-family residence as it was traditionally used, so the property will be used as its original historic purpose meeting the intent of Standard 1. Regarding Standard 2, 3, and 5 the historic character of the property is that of a 1-story Minimal Masonry architectural style structure constructed in the 1953. The proposed 1-story addition to the rear of the existing contributing structure has been designed to be compatible with the existing style. The proposed addition meets the intent of Standards 9 & 10.

Regarding Standard 9, which states: **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** The subject proposal is for the construction of a new 1-story addition to the rear of the existing 1-story existing, contributing residence. The original 1-story structure will be raised from its existing mean roof height of 10'4" to 11'4". The overall mean roof height of the new addition and the existing structure combined is proposed at 12'7". The finish floor elevation of the main residence exists at 6'-11" and is proposed to be raised 13" to 8'. The proposed ceiling heights will meet the minimum requirement of the Florida Building Code, which is 7'.

It is also noted that the overall height to the peak of the new addition will be slightly higher than the original structure, however will be difficult to see from the adjacent SE 7th Avenue public right-of-way; thus, the addition can be considered as secondary and subordinate to the main structure.

The existing structure is covered in a smooth stucco finish and the new addition is proposed to have a similar stucco finish. The proposed fascia will match that of the existing structure. All windows are to be replaced with impact resistant in single hung or picture style. Window frames will be white aluminum with glass to be clear, non-reflective. Blue Bahama shutters are proposed to remain on the existing windows and added throughout the new addition. The existing gravel driveway is proposed to be replaced with light grey pavers in a similar layout to the existing driveway configuration. New walkways are also proposed utilizing the grey pavers.

The existing gray asphalt shingle roof is proposed to be replaced with a gray concrete roof tile to match the addition. It is noted that according to City of Delray Building Permit records, the original roof for the structure was concrete tile. Replacement of the shingle roof with concrete tile is a historically accurate improvement and this material can be considered appropriate; however, when the structure was constructed in 1953 the concrete roof tile was likely white. The board may wish to discuss the use of grey concrete roof tiles as such may represent a modification that is not historically accurate for the

structure and district. The Secretary of the Interior's Standards and Guidelines as well as the Delray Beach Historic Preservation Design Guidelines have been included below for guidance in relation to

ROOFS				
RECOMMENDED	NOT RECOMMENDED			
<i>Identifying, retaining, and preserving</i> roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its deco-	Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.			
rative and functional features (such as cupolas, cresting, para- pets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and	Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or "improved" appearance.			
patterning.	Changing the configuration or shape of a roof by adding highly vis- ible new features (such as dormer windows, vents, skylights, or a penthouse).			
	Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.			
Replacing an incompatible roof covering or any deteriorated non-				
historic roof covering with historically-accurate roofing material,				
character of the building.				

Delray Beach Historic Preservation Design Guidelines

ROOFS

Recommended:

Because they have a limited useful life, many roofs have been replaced over time. Sometimes the materials used in the replacement are not original to the building. Every effort should be made to identify the original roofing material and to use that material in the event a non-historic roof is replaced.

roofs:

 Preserve the roof's shape, decorative features, and materials, as well as its patterning, color, and size.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- b. Front Facade Proportion: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

- c. Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. Rhythm of Solids to Voids: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- I. Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.

- 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
- 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
- 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regards to **Height**, the combined overall mean roof height of the original structure and new addition is 12'7". As previously discussed, the existing historic structure will be raised vertically by increasing the finished floor elevation 1'1" resulting in a mean roof height change from 10'4" to 11'6". It is also important to noted that the base finished floor elevation required by FEMA for this property which is within an AE Flood Zone, is 6' N.A.V.D. An additional 1' is required by the Florida Building Code, bringing the total required finished floor elevation to a minimum of 7'. The existing finished floor elevation for the original structure is at 6'11" N.A.V.D. The property owners have indicated that they have experienced flood events inside of the home and propose to elevate the structure in place to protect it from future damage. It is also noted that revisions are proposed to the current FEMA maps indicating that this area will likely be subject to an additional 1' increase in required FEMA finished floor elevations (8' would then be required for the subject property). The map revisions are expected to be adopted by the end of the year. The proposal includes a new finished floor elevation of 8', which would meet the anticipated FEMA increase. The base finished floor elevation for the new addition is also proposed at 8' N.A.V.D.

The National Park Service (NPS) recently introduced new guidelines relating to Flood Adaptation for the Rehabilitation of Historic Buildings. The goal of the Guidelines on Flood Adaptation for Rehabilitating Historic Buildings is to provide information about how to adapt historic buildings to be more resilient to flooding risk in a manner that will preserve their historic character and that will meet The Secretary of the Interior's Standards for Rehabilitation. The Flood Adaptation Guidelines should be used in conjunction with the Guidelines for Rehabilitating Historic Buildings that are part of The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.

An introduction to the new guidelines was provided to the Historic Preservation Board at their August 4. 2021, meeting by city staff and staff advised the board that additional training is available via a virtual training seminar was available on the NPS website.

The proposal involves elevating a structure in place to reduce flooding risks and to promote the future preservation of the subject property. Specifically, the elevation involves pouring a new concrete foundation interior to the structure, increasing the height of the exterior walls, and replacement of the roof to match its existing form and design. Staff relied upon the review of the new Flood Adaptation Guidelines to ensure that the proposal met the requirements of the Secretary of the Interior's Standards for Rehabilitation. Below is an excerpt from the Flood Adaptation Guidelines relating to the method of "Elevating the Interior Structure":

PLANNING AND PREPARATION				
RECOMMENDED	NOT RECOMMENDED			
Identifying, retaining, and preserving materials and features of the building that are important in defining its overall historic character before elevating the interior structure of the building.	Elevating the interior structure in a manner that results in the destruction of the historic character of the building.			
Documenting the building in photographs and/or graphics, particularly any features that may be lost or altered, prior to beginning work.				

DECOMMENDED

The proposed design of the alteration to the original structure retains the defining exterior characteristics of the structure as it maintains the low scale proportions of the Minimal Traditional style home. Also, the renovation to the original structure is modest in relation to the vertical elevation as it maintains similar interior ceiling heights as what originally

EXTERIOR CONSIDERATION

NOT DECOMMENDED

RECOMMENDED	NOT RECOMMENDED
Retaining original windows on primary or highly visible facades, and protecting those windows that extend below the established flood risk level with temporary flood shields.	Removing or blocking historic windows on primary or highly visible facades with a new floor structure that abuts the windows.
Installing a new floor at a level below the sills of first- floor windows or storefronts, or holding back the new floor from exterior openings sufficient to minimize the visibility of the alteration.	Locating a new floor structure at a level above existing window sills or door thresholds, allowing it to be visible from the exterior or otherwise altering the building's historic character.
Preserving the historic character of the building if creating access to parking or storage underneath the new floor level. For example, adding a new exterior service entrance on the back of a building or other less visible location.	Putting in new storage or garage doors that alter the rhythm of the fenestration pattern, features, and appearance of the historic building.

existed rather than altering the structure for the creation of volume/vaulted ceilings. It is noted though, that since the interior ceiling heights are at the lowest permitted by the Florida Building Code, the interior ceiling and exterior wall heights will need to be raised. The window openings are also proposed for

modifications with the size of the windows being retained but "slid" upward on the exterior walls, in effect changing the location of the original sills. The architect has chosen this design approach rather than elevating the entire structure new on а foundation as such method is difficult given the masonry construction (frame buildings are much easier to elevate on a new foundation). It is noted that flood vents will likely

RECOMMENDED	NOT RECOMMENDED
Preserving character-defining spaces, features, and finishes when elevating the interior structure.	
Maintaining the historic character of entrances, while floodproofing the non-elevated access spaces.	Installing incompatible features and finishes to floodproof the non-elevated access spaces.
Adding interior ramps or stairs that are compatible with the historic character of the entrance while maintaining historic features such as lobby spaces or commercial storefront spaces.	Placing ramps or stairs in a location that disrupts the character and appearance of historic interior spaces and damages or removes historic interior materials and finishes.
Retaining historic materials and features such as original trim and reinstalling it at the new floor level.	Destroying historic features unnecessarily above the new elevated floor level.
	Destroying character-defining ceiling features and finishes if the new floor requires the ceiling to be elevated to maintain a useable floor height.
	Elevating the first-floor structure to a height that causes a 'domino effect' requiring removal and replacement of ceilings and floors above.

PLANNING AND PREPARATION

be required within the garage as this space is allowed to remain at an elevation below the required FEMA and Florida Building

Code finished floor elevation. This item is attached as a site plan technical item.

Regarding the Visual Compatibility requirement **Proportion of Openings (Windows and Doors)**, the subject request proposes to alter the windows on the front (west) and left (north) sides the existing structure as well as replacement of the middle window on the north elevation with a door. The alterations are facilitating the vertical elevation of the structure. Overall, the proportion of openings will be maintained although they will shift upward on the exterior walls.

Regarding the visual compatibility requirement <u>Relationship of Materials, Texture, and Color,</u> which requires the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district, The 1-story addition is to be constructed of CBS with a smooth texture stucco similar to the existing structure. The exterior walls of the entire

structure will be painted light grey (SW 6254-Lazy Gray) and fascia will be painted white (SW 7006- Extra White). Windows and doors are proposed to be aluminum with white frames and clear, non-reflective glass. Window styles are to be single hung and a fixed picture style, which are appropriate for the Minimal Traditional style of the structure and compatible for structures within the historic district. Historically, the predominant materials used in and on historic structures within the Marina Historic District are authentic such as wood or metal. With new construction, typically aluminum is utilized for windows and railings with wood elements being utilized for both decorative and structural elements such as doors, shutters, railings, rafter tails, corbels, etc. Blue Bahama shutters (SW 6965- Hyper Blue) will remain on existing windows and added throughout the new addition. The original decorative metal trellis feature next to the front door will be recreated to match the original design. Overall, the use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district.

Regarding the visual compatibility requirement for <u>Roofs</u>: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building, the proposal includes the request to completely remove the existing roof and replace with a new truss system designed with a replica of the old fascia design. The alteration is being executed to allow for an increase in the finished floor elevation on the interior of the structure. There are no significant changes to the lines and shape of the original hipped roof design on the structure, however since the structure is contributing to the historic district, there is concern pertaining to the removal of large portions of the historic fabric of the structure.

In addition, the existing gray asphalt shingle roof is to be replaced with a concrete roof tile to match the addition. The asphalt shingle roof was widely utilized in the mid-2000's during the economic downturn as homeowners sought out affordable roofing options and asphalt shingle roofs began to replace cement tile roofs throughout the area at an alarming rate. The concern with the use of asphalt shingle material on a concrete block Masonry style structures is that it appears lighter than the existing construction. Although, it is a material that is documented as being utilized in such structures, the cement tile roof material has a prominence to it, as it appeared appropriate for concrete block structures. Utilizing a concrete tile roof restores original historical integrity to the structure as building permit records indicate that a concrete tile roof was original to the structure. However, the original concrete tile roof was likely white, so there is some concern regarding the proposed medium charcoal color of the roof tile.

Pursuant to "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings" (Guidelines) – Roofs:

ROOFS			
RECOMMENDED	NOT RECOMMENDED		
<i>Identifying, retaining, and preserving</i> roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its deco- rative and functional features (such as cupolas, cresting, para- pets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.	Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or "improved" appearance. Changing the configuration or shape of a roof by adding highly vis- ible new features (such as dormer windows, vents, skylights, or a penthouse). Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.		

With regards to <u>Architectural style</u>, the requirements state that all major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. As the architectural style of the existing contributing structure is Minimal Traditional (Masonry), the proposed addition is designed in the same style as the original structure. The style for the addition is the same as the main structure and is compatible with the overall streetscape as this historic style is common within the district.

With regards to <u>Additions to contributing structures</u>, the requirements state that additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. The subject request proposes a 1-story to the rear of the existing 1-story structure. The existing structure contains 1,500 square feet and the proposed structure contains 2,080 square feet. Along with the existing covered entry and a new covered patio, the total structure size is 4,037 square feet. The proposed addition is located to the rear of the existing structure and is not visible from the public right-of-way. Therefore, the request does comply with the Visual Compatibility standards.

COMPREHENSIVE PLAN

Pursuant to the <u>Historic Preservation Element (HPE)</u>, <u>Objective 1.4</u>, <u>Historic Preservation</u> <u>Planning</u>: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves the construction of a 1-story addition to the rear of an existing onestory, contributing residence on the subject property. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by single-family and multi-family residential uses. The proposal can be found to be consistent with the requirements of this policy provided the conditions of approval are addressed.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-275) requests for the property located at **123 SE 7th Avenue, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2020-275) requests for the property located at **123 SE 7th Avenue**, **Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:

Site Plan Technical Items:

- 1. That the site plan be updated to illustrate the location and style of proposed gates; and,
- 2. That flood vents be installed within the garage if this space is to remain below the required finished floor elevation.

D. Deny Certificate of Appropriateness (2020-275) requests for the property located at 123 SE 7th Avenue, Marina Historic District, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.				
PUBLIC AND COU	IRTESY NOTICES			
X Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Marina Historic District Homeowners Association	\underline{X} Public notice mailers are not required for this application. \underline{X} Agenda was posted on (8/25/21), 5 working days prior to meeting.			

				1	
GENERAL NUTES 1. Type of construction: class V, unprotected, group r3 occupancy prepared	FOUNDATION NOTES	INASUNKY NUTES	PLAN NUTES	(CONTD) 8. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION	LEUTRICAL NUTES
USING THE FLORIDA BUILDING CODE 2020 EDITION. 2. Construction shall follow the florida building code as adapted by the	 FLOOR SLAB TO BE 4" THICK POURD CONCRETE SLAB WITH 6" X 6" X WI AXWIA W.W.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE TREATED FOR TERMITES. WIM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH 	UNTELS AN RECESSARY. (fm = 1500 PS) 2. NOPTAR TYPE M FER ASTM (. 270-140	REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE Posted near the water heater or electrical panel.	MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. 9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.	ALL WIRE SHALL BE THIN COPPER UNLESS NOTED OTHERWISE.
COUNTY AND ALL APPLICABLE AMENOMENTS. 3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.	and must be supported at 3^{-0} o/c each way with approved materials. 2. All reinforcing steel to be grade 60.	3. CONCRETE FILL	2. PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVA) ENW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECHANICAL CODE.	C. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITOUS MATERIALS AND THE WOOD AS PER CODE.	3. WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL NAPACITY.
4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSABILITY FOR ANY ERRORS OR OMISSIONS NOT BERDRITE MARTINITY IN MINIMUM YOUR DREADED BARYANDERS WILL AND DE	3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.	A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.	3. PROVIDE 1x2 P.T. FIRESTOP VERTICALLY AT THE CELING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10-07, AND ALL OTHER LOCATIONS PER F.B.C. SECTION	10. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRODING USED DURING ERECTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT COLLAPSE OR DAMAGE.	4. ALL BRANCH CIRCUITS IN RACEWAY OR NON METALLIC SHEATHED CABLE.
ACCORTED INMEDIATELT WINKING TO THE ARCHIELT. BACKTARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.	4. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F., CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A ELONA DETACTORED ENGINEER	 B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER. C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHI 	R302.11. H 4. All glazing within 24"(48" in hvhz) and parallel to a door shall be tempered.	11. HEADERS FOR FRAMED OPENINGS GREATER THAN 6"-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)	5. CORDINATE RACEWAT INSTALLATIONS WITH OTHER TRADES FROM TO CONSTRUCTION. 6. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER SECTION DURY ON DUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER
 Stobili minimum interes (3) Corres of Stop Division as recovery become 6. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY BEFORE STATUST OF THE FEB C CHARTER 13 SURFACE SEPTEMENT CONTRACTOR SALI 	5. ALL STE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADJERED TO.	MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.	ALL WINDOWS OR GLASS EXCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS Less than 60" Above Floor Shall be tempered. All glass in Sidelights, Sliding GLAS Doors and French Doors Shall be tempered.	12. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S UNLESS OTHERWISE S NOTED. (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL THICKNESS).	7. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND UNITS.
REGURARENTS OF THE LECK WITH THE GOVERNME CODE IN THE ENTRETY AND BULD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE FLAKES AND NOTES AND INCESSED SING FERSIONS FOR FOR ADECIDINT	6. FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL CARDED SAMD IN 12' LIETSMAX' AND MERINETRY COMPACTED TO ACHEVE A	D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.	5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET	13. DMENSIONAL LUMBER SHALL BE SOUTHERN PINE. NO. 2 OR BETTER AND SHALL PROVDE Allowade Stress Values of 1200 PSI IN Bedding for a single Member USES, 90 PSI In Horizontal, Shear and Shall have a nodules elasticity of 1600 KSI or Better, As	8. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIP. AND AT PUNPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER. BEFORMENDATIONS
BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION. 7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR	MINIMUM OF 95% MODIFIED PROCTOR ASTU D 1557-1221. 7. AFTER STANDARD CLEANING AND GRUPPING HAS BEEN COMPLETED AND APPROVED.	4. IEBHORGING: VERTICAL:	AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE WORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HHAT AREAS WHERE THERE IS MORE THAN 4.4"	DETERMINED BY AN APPROVED LUMBER GRADING AGENCY. 14. Non-Bearing Interior Partitions May be constructed of 25 Gauge CEE Channel	9. PROVIDE GFCI PROTECTION FOR ALL BATHROOM, GARAGE, EXTERIOR, KITCHEN, LAUNDRY ANN WET BAR CITIETS DEP NEC 210 8/41
NON-STRUCTURAL MEMBERS DURING CONSTRUCTION. 8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.	APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND. 8. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.	A. ASTM A615/A 615M-15001. PER REINFORCING SECTION (GRADE 60).	NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD. 6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.	TYPE STUDS AT 24" O/C WITH MATCHING INACKS TOP AND BOTTOM, WITH 1/2" GPISUM Drywall Each Side, attach drywall with 1" Long Bugle Head Drywall Screws at 12" O/C Max.	10. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS SELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.	9. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH. WAY.	SUCHED MORE THAN ONE HORIZONTAL MOLE OF MILE OF MILENAL COLL, IT SHOLL ONE, IT SHOLL NO E ADJACENT CELL TO THE VERTICAL WALL REINFORCING.	7. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLI 2405.3 & .3. OF F.B.C. AS THE WINNUM THICKNESS ALLOWED.	E 15. METAL LATH OVER SHEATHING SHALL BE 3/8" V-GROVE OR DIMPLED. CEILINGS AND SOFFITS SHALL BE HIGH RIB TYPE. FASTEN TO SUBSTATE AT 4" O/C AS FOLLOWS;	11. PROVIDE PRE-WRED TELEPHONE OUTLETS AS SHOWN ON PLAN.
10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS Shall display labels showing compliance with the F.B.C. Energy conservation code.	10. All monolithic footings have been checked for the use of transfer Reinforcement at the permeter, rational analysis shall be submitted, but only if	C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FI THE MASONRY.	CM 8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL	CONCRETE: 3/4" LONG STUB NALLS W/ 3/0" HEAD. HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1-3/4" PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD	12. PROVIDE PRE- WIRED T.V. OUTLETS FOR CABLE AS SHOWN ON PLANS. 13. DEDICATED CIRCUITS SHALL HAVE NO MORE THEN 6 DUPLEX RECEPTACLES.
11. All construction in broward and dade counties shall comply with the high velocity hurricane zone (hvHz) sections of the F.B.C.	REQUESTED BY THE BUILDING OFFICIAL. 11. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN.	D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.	TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.	FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS, COMMON NALS SHALL BE Bent over to engage at least three strands of lath, or be bent over a RB when RB Lath is installed. Sheating: 14 Gauge Staples " Leg, 7/16" crown wetal.	14. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC SEC. 410.8.
SITE PLAN NOTES		E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE THE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS T CONTINUE UNINTERRUPTED.	9. MORETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO MEVENT PASSAGE OF 0 A 4" DIAMETER SPHERE.	MTL FRAMING: SELF TAPING SCREWS #12 x 1/2" WASHER HEAD STAPLES SHALL NOT BE USED FOR SOFFITS OR CELINGS	15. THE BRANCH CIRCUITS CONTAINING SMORE DETECTORS SHALL HAVE ARC-FAULT PROTECTION PER INCE SEC. 210.12 SMORE DETECTORS SHALL BACCHONECTED TO ARC-FAULT CIRCUITS AHEAD OF SWITCH AND HAVE SELF CONTAINED BATTER BACK-UP. DETECTORS
1. THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVEWAYS AND SITE FEATURES ONLY. THE G.C. OR	BEAM SCHEDULE NOTES	HORIZONTAL:	10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS. 11. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NOT	16. WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BONDING OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A DBL LAYER OF WATER BARRIER OR BY INSTALLING A HOUSE WARD BENEATH THE WATER BARRIER.	SHALL BE TANDEM WINED SO ALL DETECTORS SOUND SMULTANEOUSLY. 16. PREWIRE FOR GARAGE DOOR OPENER SENSOR.
OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENCED SURVEYOR AT 50 Pecent completion of project. The surveyor is responsible for verifying building Lot fit, Lot Coverage, essement locations, set backs, and all site dimensions pror	1. Source mouse and similar shall be traced at each end (LE) of BEAM OR Throughout (T.O.) BEAM As Noracted (On BEAM Schulle, Stratupes Shall be type 1-2 typical CRSI bar bends unless otherwise noted.	A. HURIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULI B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER TYPE	PALIN HROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK.	17. PNEUMATIC FASTENERS SYSTEM TO BE HILTI-COIL NAIL PROGRAM. TYPE TO BE CRF 112G 1-1/2" LONG AND :120" DIAMETER U.N.O.	17. PROVIDE ARC-FAULT CRCUIT INTERRUPTOR PROTECTION IN DWELLING UNIT LIVING, DINING, FAMILY ROUNS, DENS/ LIBRARIES, BEDODOMS, SUNROOMS, CLOSETS, HALLWAYS OR SIN DOMAIN TO YOUR JOINT
TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETMEEN THE ARCHITECTURAL STE PLAN AND SURVEYORS LAVOILT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTFIED IN WRITING PROR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE	2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED	HELPENREMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. ROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNIS AND BEAMS J	ND 1. THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE.	18. WHEN WOOD POSTS ARE NOT IN A FIRERATED WALL FIRE RATE POST AS FOLLOWS: WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (1) LAYER OF	SIN. RUUNIS PER NEC 210-12 (8). 18. Smoke detectors required on all hvac units with 2001 CFM or more.
PERFURMED UN III. THE GENERAL CONTINUED IN RESOLVES THESE CONFLICTS.	A. ALL THE BEARS (MATCH TO J TEURITURING SHALL BE CONTINUOUS THROUGH THE- BEARS ONLY, ALL SPLICES TO BE A MINIMUM OF 48 BAR DAMETERS.	FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS. 5. GENERAL:	HONEVER, THE SUPPORTING SUPPORTING SUPPORTING THE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.	5/8" TYPE "X" GYPSUM WALL BOARD. THIS WILL PROVIDE A ONE HOUR RATING FOR THE POST.	19. CEILING AREA 110 V. SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3 FT. FROM THE DOOR TO BATHROOMS, WASHER/ORTERS, A/C SUPPLY AND RETURNS & KITCHENS, SMOKE DETECTORS WAY BE WITHIN 20 FT ACT ACT ADVIATA ADVIATA ADVIATA ADVIATA
CONCRETE NOTES	THE OWNER ALL STITUTED THE TOP THE TOP THATS IN PARTS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAKS, (UNO).	A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH T.M.S. 402-16, BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR	TS 2. THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL	19. INUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED WIND LOADS PER F.B.C. 2020.	PHOTOELECTRIC TYPE. 20 CARON WOWDOF ALARM TO BE INSTALLED WITHIN WY OF A BOOM LISED FOR OFFICIAL
 CONCRETE SHALL CONFORM TO ASTNI CS4/C 94M-15A, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.65 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNESS MOTED OTHERINGS) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH 	2-45 BOTTOM IF DROP EXCEEDS 8".	MASURY SIRUCIURES. B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TALS. 602-16, SPECIFICATIONS FOR	OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.	MECHANICAL NOTES	AND OWNED IN THE OWNED IN THE OF INSTALLED WITHIN TO UP A ROUM USED FOR SLEEPING PURPOSES WHEN THE BUILDING HAS A FOSSIL BUINNING HEATER OR APPLIANCE, A FREEPLACE, OR AN ATTACHED GARAGE. PRIMARY POWER SHALL COME FROM THE BUILDING WRING WHEN SLICH WING IS SEPISTIC BY THE FOCAL POWER SHALL COME FROM THE BUILDING SHALL
ACI 318-14 AND THIS 402-2016. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH THIS 403-2017.	O, HE BEAH SCREDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED & TO FIT BLOCK WORK.	INCOLUMES AND THE COMMENTANT ON SPECIFICATIONS FOR MASUMITY STRUCTURE C. IN HYME AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICIAL TO FUSINGE COMPLIANCE WITH THE LIDBORIST CHEMISTRIBIL IN UN IN	>> I, HINL SIGNED AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.	I. ALL HEATING, AN CURUITIONING, REFIGERATION AND VENTIATION EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE MECHANICAL" AND FLORIDA BUILDING CODE ENERGY CONSERVATION.	HAVE BATTERY BACKUP. 21, IF USED, A COMBINATION SMOKE/ CARRON MONOXODE ALARM SHALL BE LISTED OF
2. Immunum CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER – 3/4" BEAMS AND COLLIMNS – 11/2" FORMED CONCRETE BELOW GRADE-2" UNFORMED CONCRETE BELOW GRADE-3"	A THE MALEY LUCATIONING, DEAN REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED. 8. DEEPE TO CONCEPTE NOTES FOR INFORMATION ON CONCEPTE AND OTHER DEPORTMENTS	ACCORDANCE WITH SCHOOL 2122.2.4 FAG.	4. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAININGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED DRAINING OF THEREFORE DOCUMENTS SIGNED AND SEALED BY A FLORIDA REGISTERED	2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS.	LABELED BY A NATIONALLY RECOONZED TESTING LABORATORY. 22. TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN DWELLING UNITS IN ALL ARFAS
3. REINFORCING STEEL: GRADE 60 (FY=60.000) ASTM A615/A 615M-15m1.	9. INCLUS TO COMPARE TOTAL TOTAL TOTAL TOTAL TOTAL AND	SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL 7. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH	Ensineer, of their design for review including into (2) copies for Architect/ Engineers review from to f-Abrication. Review of shop dramings is a courtesy by the Architect/ Engineer and in no way relieves the manufacturer of his	A FRAVERE FRE UNAFERS AT SUPPLY AND RETURNS WHICH PASS THROUGH KATED ASSEMBLIES F ANY.	SPECIFIED IN NEC 210.52 FOR 125 VOLT, 15 & 20A RECEPTACLES PER NEC 406.11 23. Intersystem bonding termination for connecting intersystem bonding and
4. DETAIL OF CONDECTE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERNISE.	SDE OF SUPPORT.	LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AN BEFORE GROUTING.	D RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINEES SUPERSTRUCTURE IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/	TO THE UNRELIATED INVERSI BUSIT TAVE TETAL TRETUTING. TRETUTING MAT DE UUCIEU, JUMPERS OR TRANSFER GRILLES.	GROUNDING CONDUCTORS SHALL BE PROVIDED FOR TV, COMMUNICATIONS, RADIO, CATV, ETC. PER NEC 250.94.
5. Adequate vertical and horizontal shoring shall be provided to safely support All loads during construction.	SHALL BE CONTINUOUS THRU THESE TWO BEAMS.		ENGINEER IN WRITING OF THE SPECIFIC AREAS OF CONCERN. 5. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC ANU AND MISC. EQUIPMENT.	A JOY CHITS WAT HAVE OWNED AND THE HYPOTED HAR AND ADV. ADJOINING GRADE OR SHALL BE SUSPANED A AND OF 6" ABV. ADJOINING GRADE, PADS SHALL BE A MINIMUM 4"-0"x9"-0" PAD FOR DOUBLE UNIT.	PLUMBING NOTES
6. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.	STEEL NOTES	CODES USED:	CONDINALE LOCATIONS WITH BUILDER PROF TO TABRICATION AND INDICATE ON TRUSS DRAININGS.THE BUILDER STALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.		1. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405, F.B.C. 2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 604.3, F.B.C.
7. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRDD TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM BEINERFORME AT EACH EAST LAD AR BAR DIA MIN.	1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", MATERIALS SHALL	– Florida Building Code 7th Edition (2020) – Nec 2017	6. ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNET AND SEALE DR VA & I ORDAN ERGISTERED FORMERER.		3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER 11.
REINFURGING AT EACH FACE. LOF NO BAY LIA: MIR. 8. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD DRAWING FOR RETAINING BENERARCH CONFORM CONFERENCEMENT AS DIRECTORY THE	CONFORM 10 THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES - A992/A 991M-066, OTHER SHAPES - A36/A 36M-14, PLATES A36/A 36M-14, BOLTS - A 307-14 TUBULAR - ASTM A500/A500M-13 GRADE B (46 KSI)	- ASCE- 7-16	7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD.		 ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10²-0⁴ FROM ROOF JACKS. CONDENSATE DRAINS MUST BE A MINIMUM OF 12⁴ OFF THE BUILDING.
CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.	2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WEIDING CODE" ELECTRONES FOR DEID AND SHAR WEIDE SHALL BE ANS, AS 1 FORM				6. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH , NONABSORBENT SURFACE TO A HEIGHT NOT LESS THEN 70
		PROPOSED MULTI-FAN	ILY RESIDENCE ADDITION		INCRES ADOVE THE DAVIN INCET.
				LOWERY PAR	
ABBREVIATIONS				ATLANTIC PLAZA	Compared and Compa
ABV ABOVE EXT. EXTERIOR AFF ABOVE FINISHED FLOOR F.B.C. FLORIDA BUILDING CODE	M.C. MEDICINE CABINET SMS SHEET METAL SCREWS M.R.N. MEAN ROOF HEIGHT ST. STIRRUPS M.T. METAL THRESHOLD STL. STEEL	OERTH R	ESIDENCE	Cabana E Rey 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (AS-1 STE PLAN (SCALE 1"=20") AS-2 STE PLAN (SCALE 1"=10")
ANU AR HANDLER UNIT F.R. FINE RATED BJF. BI FOLD FR FRENCH DOOR BJP. BI FOLS FINE FINE FINE FINE BLP. BI FASS FIN. FINEHED	MAX. MAXMUM SWITCH NFR. MANUFACTURER S.W.O.T. SHEARWALL OVERTURNING FORCE NICROW AND TELEPED	123 SE 7T	HAVENUE	VC & Angeo S Urban Outfitters W M IPIC Theaters M Mellow Multimoon E Deray Beach a	EX-1 EXISTING PLAN
BLK. BLOOK FL FLOOK BLW. BELOW G.T. GIRDER TRUSS BRG. BEARING GA. GAUGE BTM BATTMM CALV CALVANTED	MIN. MININUM TELEVICE TO BE THEOLOGY BOLT M.O. MASCINEY OPENING T.O. THROUGH OUT MONOL, MONOLITHIC TO BE TOP OF MASCINEY BOND REAM			SE In St. Olio (1) SE In St. Oli	- NEW RENDERED ELEVATION A-2 ELEVATIONS (NEW & OLD)
CLC. GELING GFI GROUND FALT INTERRUPT CAU CONCRETE MASONRY UNITS GL. GLASS COLL COLLIM GUB GYSIAN WALLBOARD	MTL METAL TOPL TOP OF WOOD PLATE 0HD. OVER HEAD DOOR TO, TOP OF WOOD PLATE 0/LD. OVER HEAD DOOR TO, TOP OF WOOD PLATE 0/C ON CENTER TYPICAL			ch House	A-3 ELEVATIONS (NEW & OLD) A-4 ELEVATIONS (NEW & OLD)
CONC. CONCRETE GYP. BD. GYPSUN WALLBOARD CSMT. CASEMENT HOT. HEIGHT DBL. DOUBLE HPS. HOOPS	P.LF. POUNDS PER LINEAR FOOT U.N.O. UNLESS NOTED OTHERWISE P.S.F. POUNDS PER SQUARE ROOT U.L. UNDERWITTERS LABORATORIES P.S.L. POUNDS PER SQUARE INCH V.LF. VERPLY IN FELD	FLO	RIDA		A-5 ELEVATIONS (NEW & OLD) S-2 NEW ROOF PLAN
DIA DIAMETER HR HOUR DISP. DISPOSAL HS HORZONTAL SLDING DP DESION PRESSURE HVH2 HIGH VELOCITY HURRICAME ZONE	P.T. PRESSURE TREATED W.A. WEDGE ANCHORS PARTIN: PARTITION W/ WITH PKT. POCKET WC WATER CLOSET			Anton La Vida Denay (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	- EXIST. RESIDENCE & ST. PHOTOGRAPHS - NEW PHOTO-REALISTIC RENDERINGS
DR. DOOR INS. INSULATION DW DISH WASHER INT. INTERIOR E.E. EACH END LG. LONG	PLYND, PLYNOOD ND, NOOD R.O., ROUGH OPENING S.G., SOULD CORE, and			a HAMILTON PLACE VIA MARINA SE 3rd St. WINDSOF	COURT BOY SI (AM)
ELEC, ELECTRICAL UN LINEN ELEV, ELEVATION LT, UGHT E.S. EACH SIDE LT, LAUNDRY TUB	S.G.U. SLIDING GLASS DOOR SF SQUARE FOOT SH SINGLE HUNG	THESE PLANS WERE PREP	ARED USING THE 2020 FLORIDA	SQUARE E Lange	
		BUILDING CODE, 7TH ED	BUILDING AND ASCE 7-16.	SE 4th ST	Casuarina Rd
		•			
LLUTRICAL STIVIDOLS LEGEND At 12" AFF.	TELEVISION JACK FB FAN PREWIRED FB	SD LOW VOLT. SMOKE DETECTOR	LANY ELEVATION STRIDULS LEGEND	SHEARWALL LABEL	
DUPLEX RECEPTACLE ARC O SINGLE RECEPTACLE FAULT INTERRUPT AT 12" A.F.F. DEDICATED	THERMOSTAT JUNC	tion (S) Smoke Detector			out filled cell see Potshelf Height Undation plan As Noted
DUPLEX RECEPTACLE SINGLE RECEPTACLE DEDICATED SWITCHED	PAD AT 60° A.F.F.	LE FAN R WO/ LIGHT C EXHAUST FAN		<u>∟8-#</u>] BEAN LABEL. Anninininingsesannina Po	ured concrete 7///////////////////////////////////
DUPLEX RECEPTACLE SINGLE RECEPTACLE SINGLE RECEPTACLE DEDICATED UNDERCOUNT	FLOU FER IZ SECURITY I UCH I KEYPAD	ESTANIST FAN		CO	LUNN <u>Lundin (Lundin)</u> Height as noted
DUPLEX RECEPTACLE OUPLEX RECEPTACLE OUPLEX RECEPTACLE DUPLEX RECEPTACLE TAULT INTERRUPT E FAULT INTERRUPT E	FLOU NRC [C] DOOR → UGH "AF.F. T CHIME ,	resultati Speaker i Fixture 🛞 IN CLG.			N-BEARING FRAME III I III ARCHED OPENING SEE INSTRUCTION III III III III III III IIII ARCHED OPENING SEE
Open at 8 ABY. COUNTER Open at 8 ABY. COUNTER	PUSH	IDESCENT LIGHT EV DOOR RE CLG. WINTED. RELEASE .	# section Doog State /#		ARING FRAME
DUPLEX RECEPTACLE ARC FAULT INTERRUPT TOP REC. SWITCHED SWIGE POLF	TELEPHONE OUTLET	IDESCENT LIGHT · VOLUME RE WALL MNTED. · VOLUME	/ // WINDOW LABEL	۳۵ 	
DUPLEX RECEPTACLE SWITCH	TELEPHONE OUTLET CLG.				NEE CUNSINUCTION TITETTETTETTE 2 HOUR FIRE OVE OR BELOW RATED WALL
(1) DUPLEX RECEPANCLE SWITCH 11/UC UNDER COUNTER 14 FOUR WAY	DEDICATED HI H V DATA LINE DE VAPO	NT BREAKER R PROOF BITTE PANEL			AN HEIGHT CHANGE TITLETTIL 4 HOUR FIRE RATED WALL
⊕ QUADRUPLEX \$ SWITCH ■ RECEPTACLE ID DIMAGER ■	C.K. CENTRAL VACUUM RECE T RECEPTACLE © EVER	ALL F.P.&L METER			
DUPLEX RECEPTACLE	A A SECURITY CAR	ION MONOXIDE LOW VOLTAGE	(# SCALE (F#) FOOTING LABEL	SCALE: 1/8" = 1'-0" GRAPHIC SCALE	TYPICAL
◎ FLUSH IN FLOOR	LIGHTS C DETE	CTOR TRANSFORMER	\bigcirc	·	



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date //

 designed
 cmp/sws

 drawn
 cmp

 checked
 sws

 date
 08/02/2021

 scale
 1/4" = 1"-0"

 job no.
 21-x000.ARC

Shawn M. Stambaugh, PE FL LC. 61850 - CA. 26210

a OERTH RESIDENCE DITION 123 S.E. 7th AVENUE CITY OF DELRAY BEACH FLORIDA



Structural Engineering Cost Segregation

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drawing COVER SHEET

^{sheet} C-1

of



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drawing RENDERED ELEVATION

sheet

The following information m	nust be provided in the spo	ces below and must	be show	n on the Site Plan.		
	REQUIRED/PERMITTED	EXISTING		PROPOSED		
FRONT SETBACK	25'-0"	25'-9"		25'-9"		
N. SIDE INTERIOR SETBACK	7'-6"	9'-7" to 10'-742"		8'-1 "to 10'-7)		
SIDE STREET SETBACK	7'-6"	9'-9" to 10'-4	12" 7	1-9" To 10'-412'		
REAR SETBACK	10'-0"	80'-0"		10'-4"		
HEIGHT/FLOORS	MAX. 35 FT.	12'-B" / 1 FL	R.	15'-0"/IFLR		
WIDTH OF SITE	60 FT/80 FT.	68'-0"		68'-0"		
DEPTH OF SITE	IDOFT.	143'-0"		143'-0"		
FRONTAGE	60FT/BOFT.	68'-0"		68'-0"		
TOTAL SITE AREA	7,500 SF	9,71755		9,7175F.		
PERVIOUS/IMPERVIOUS AREA	NOT ABLE TO ATTAIN	15005F /8,217	SF 4	0375F /5,6805F		
OPEN SPACE (LANDSCAPED)	MIN. 25%	7,3985F (76	%)	3.6905+ (38%)		
TIN . 10 5/13 WATER BODIES	13'0" × 20'0" POOL	NO EXIST.	1	0'-9" MIN. 10'-0		
GROUND FLOOR AREA	1,000 SF	1,500 SF		4.0375F.		
TOTAL FLOOR AREA	-	1,500 SF		4.0375F		
LOT COVERAGE	NIA	15.4%		41.6%		
FLOOR AREA RATIO	NIA (SAL. STORT)	NIA (SEL. STO	RT)	NIA (SAL. STORT)		
NUMBER OF DWELLING UNITS	1	1		1		
DENSITY (UNITS PER ACRE)	NIA	NIA		NIA.		
	DWELLING	UNITS				
	NUMBER OF UNITS	A/C SQ. FT.		TOTAL SQ. FT.		
EFFICIENCY	~	~		~		
1 BEDROOM	1	~		~		
2 BEDROOM	~	~		~		
3 BEDROOM	1			-		
4 BEDROOM		3,233 SF	-	4,0375F.		
	CALCULATED AT #SPACES	REQUIRED				
USE	PER	REQUIRED	EXIST	ING PROPOSED		
RESIDENTIAL	BEDRM.	IPER RM.	(2) (4)		
				# (incl. gorage		
	REGULAR SPACES	I PER RM.	12) (4)*		
(30% max.)	COMPACT SPACES of required may be compact	NIA	N/	A NIA		
	HANDICAPPED SPACE	NIA	N/	A NIA		
	TOTAL	5 (2)		7 147#		
umber of bike racks required:	N	imber of bike rocks r	ronosed			
rojects within the Central Busin	est District (CBD) - IDP Sec	tion 4 4 13	Site n	ot located in the CBD		
	West Alleptic Neighbor	hood Dollard	a sie i			
			Jundor	L Beach		
reel Designation: D Primary	street Li secondary str	eer L Born				
mited Height Area: D Atlan	tic Avenue UWest Atla	ntic Neighborhood	UN/A			
equired Retail Frontage: Yes No Pro		Proposed Architectural Style:				
Juilding Frontage %: Pr		Proposed Frontage Type:				
uilding Frontage %:	roposed Building Composition: G		Green Building Practices Required: 🛛 Yes 🖾 No			
uilding Frontage %: roposed Building Composition:	: G	bollang macha				
uilding Frontage %: roposed Building Composition: livic Open Space Type:	: G C	vic Open Space Size	:			

SITE	DATA:	CITY	OF	DELRAY	BEACH	BLDG.
DEPT						
ZONI	NG+ F	M (119	SING	R-1-4	۱ ۱	

ZONING: RM (USING R-I-A) MARINA HISTORIC DISTRICT FRONT SETBACK: 25'-0" REAR SETBACK: 10'-0" SIDE SETBACKS: 7'-6"

ALLOWED LOT COVERAGE: N/A ACTUAL: LOT COVERAGE / LOT AREA

4,037 SF / 9,717 SF = <u>41.55%</u>

MAXIMUM HGHT.: 35 FEET MAXIMUM PARKING: 4 VEHICLES, INCL. 1 VEHICLE INSIDE THE GARAGE

RENOV./ADDITION DATA: EXISTING TOTAL RESID.: 1,500 SF. NEW TOTAL RESID.: 4,037 SF. LOT SIZE: 9,717 SF.

FLOOD ZONE DATA:

CURRENT FLOOD ZONE AE (EL. 6'-0") FUTURE FLOOD ZONE AE (EL. 7'-0")



EXISTING AREA				
A/C FIRST FLOOR 1 CAR GARAGE ENTRY	1,202 S.F. 278 S.F. 20 S.F.			
TOTAL SQUARE FEET	1,500 S.F.			
NEW PROPOSE) AREA			
ex. A/C area New addition A/C	1,203 S.F. 2,080 S.F.			
TOTAL SQUARE FEET	3,283 S.F.			
EX. COVD. ENTRY	20 S.F.			
NEW COVD. PATIO	278 S.F. 456 S.F.			
TOTAL SQUARE FEET	4,037 S.F.			

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date //

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date

GTD SMS 08/02/2021 1/4" = 1'-0" 21-XXXX.ARC

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- SEE SHEET AS-1 FOR SITE DATA INFORMATION



CURRENT FLOOD ZONE AE (EL. 6'-0") FUTURE FLOOD ZONE AE (EL. 7'-0")



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GTD/SMS GTD SMS 08/02/2021



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revisions date no. // 0 designed GTD/SMS drawn checked GTD SMS date 08/02/2021 1/4° = 1'-0° scale job no. 21-XXXX.ARC <u>9'-4' LOBE</u> <u>8'-0' LOBER</u> (EXT) 5'-1' <u>LOBER</u> (EXT) 5'-0' LOBER (EXT) 5'-0' LOBER (EXT) 6'-0' LOBER (EXT) 6'-0' LOBER (EXT) 6'-0' LOBER (EXT) 6'-1'' LOBER (EXT) 6'-Shawn M. Stambaugh, PE FL UC. 61850 - CA. 26210 0'-0" NEW FIN. FL. SLAB (8'-0" NEW FIN. FL. SLAB -0" EXST. FIN. FL. SLAB (6'-11" EX FIN FLR.) (6.0" AVG. ROAD CROWN) REAR (WEST) ELEVATION DERTH RESIDENCE ADDITION 123 S.E. 7th AVENUE CITY OF DELRAY BEACH FLORIDA 12 EX. 4 . Lexisting O.H. W/ Plumb Cut fascia condition existing MTL. Louvered —Shutters (blue in Color) - (6'-11' EX. FIN. FL. SLAB (6'-11' EX. FIN FLR.) (6.07' AVG. ROAD CROWN) REAR (WEST) ELEVATION Structural Engineering • Cost Segregation 6415 LAKE WORTH ROAD SUITE 105 GREENACRES, FL 33463 561,202,6994 WWW.QEASSOCIATES.COM ^{drawing} ELEVATIONS sheet A-3 of



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^{sheet} EX-1



2'-6" 1'-10" 4'-4"

6'-0"

107'-1"

63'-6"

2

1

7-8 1/2"

5

6'-6"

10'-3"

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OPOSED	AREA
A NA/C	1,203 S.F. 2,080 S.F.
re feet	3,283 S.F.
NTRY	20 S.F.
ARAGE	278 S.F.
PATIO	456 S.F.
RE FEET	4,037 S.F.







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Derive Certh Residence Dition 123 S.E. 7th AVENUE CITY OF DELRAY BEACH FLORIDA



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^{drawing} FRAMING PLAN

^{sheet}

EXISTING PHOTOGRAPHS



RIGHT SIDE FRONT (SOUTH)



RIGHT SIDE CENTER (SOUTH)



RIGHT SIDE REAR (SOUTH)



WEST VIEW

LEFT SIDE FRONT (NORTH)



LEFT SIDE REAR (NORTH)



FRONT VIEW (WEST)



REAR VIEW (EAST)



NORTH NEIGHBOR

EXISTING RESIDENCE

SOUTH NEIGHBOR



OPPOSITE SOUTH NEIGHBOR

OPPOSITE NEIGHBOR

OPPOSITE NORTH NEIGHBOR

date 11

drawn checked date scale iob no.

08/02/2021 1/4" = 1'-0" 21--XXXX.ARC

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ADDITION 123 S.E. 7th AVENUE CITY OF DELRAY BEACH FLORIDA



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^{drawing} EXISTING PHOTOGRAPHS





NOTE: WHITE PVC FENCING IS ONLY FOR REPRESENTATION PURPOSES, HOMEOWNER TO INSTALL WOOD FENCE PER CITY REQUIREMENTS.

revision no.

date

11

REALISTIC RENDERINGS

sheet





QEA

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JUSTIFICATION STATEMENTS

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

1. THIS CONTRIBUTING HISTORICAL PROJECT EXISTS AS A SINGLE-STORY FAMILY RESIDENCE AND WILL REMAIN THIS WAY EVEN WITH THE ADDITION. OUR GOAL IS TO MAINTAIN OR REPLICATE THE ORIGINAL MATERIALS, FEATURES, SPATIAL RELATIONSHIPS.

2. THE HISTORIC CHARACTER OF THE PROPERTY WILL BE RETAINED AND PRESERVED. IN THE EVENT WE ARE REMOVING ANY DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS OUR GOAL IS TO RESTORE SUCH AREAS TO REPLICATE THE ORIGINAL CONSTRUCTED PROJECT.

3. THERE WILL BE NO CHANGES TO THIS PROJECTS RECORD OF TIME. OUR DESIGN & VISION, IN NO WAY, WILL CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT. EXISTING AND NEW ADDITION WILL SEAMLESSLY MERGE AND FURTHER ENRICH THE PROJECTS STANDING IN AN HISTORICAL CONTEXT.

4. THE HISTORIC SIGNIFICANCE OF THIS PROJECT WILL BE RETAINED & PRESERVED.

5. ALL CONSTRUCTION DETAILING (MATERIALS, FEATURES, FINISHES) & CRAFTSMANSHIP WILL PRESERVED.

6. WHERE WE INTEND TO REPLACE AND REBUILD ELEMENTS OF THE EXISTING, WE WILL MATCH THE OLD DESIGN, COLOR, TEXTURE, SCALE & MATERIALS.

7. THE NEW ADDITION, IN THIS CASE, IS FOCUSED ON THE REAR OF THE PROPERTY AND FROM THE STREET WILL BE NOT VISIBLY DISTRACTING FROM THE ORIGINAL HISTORICAL CONTEXT. WE HAVE AIMED IN OUR DESIGN PROCESS TO EMBRACE THE HISTORICAL IMPORTANCE OF THE EXISTING STRUCTURE AND CARRY THIS CHARM AND PROPORTIONS INTO THE NEW SPACES. ULTIMATELY ADDING ADDITIONAL HISTORICAL VALVE TO THE PROJECT.

8. OUR ADDITION DESIGN, SHOULD IT EVER NEED TO BE REMOVED, WOULD NOT IMPAIR THE ORIGINAL FORM AND INTEGRITY OF THE HISTORICAL PROPERTY.

VISUAL COMPATIBILITY STANDARDS LDR SECTION 4.5.1 E (7) A-M:

- OUR BUILDING HEIGHTS ADHERE TO THE CODE REFERENCES EVEN THOUGH OUR INTENTION IS TO ELEVATE THE FINISH FLOOR & TIE BEAM HEIGHT DUE TO FEMA RECOMMENDATIONS AND THE AREAS HAZARDOUS FLOOD ZONE.

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- THE FRONT FACADE PROPORTIONS WILL BE MAINTAINED HAS WILL THE OPENINGS OF WINDOWS & DOORS ON THE FRONT ELEVATION. WE DO INTEND TO ADD A SIDE DOOR FROM THE GARAGE MATCHING THE STYLE OF THE FRONT ENTRY DOOR. THERE IS ALREADY A DOOR AT THE REAR OF THE SIDE ELEVATION SO I FEEL THIS ELEMENT WILL BE FITTING IN ITS CONTEXT AND LOCATION.

- THE BUILDINGS NUMEROUS RHYTHMS WILL BE MAINTAINED SO NOT TO ALLOW AN APPEARANCE OF VARYING RELATIONSHIPS BETWEEN THE STRUCTURE, THE STREET & THE FRONT PROJECTIONS.

- ALL MATERIALS, TEXTURE & COLORS WILL EITHER BE MAINTAINED OR PURPOSELY REPLICATED TO HOLD THE IMPORTANCE OF THE BUILDINGS HISTORICAL CHARACTERISTICS.

- ROOF SHAPES OF THE EXISTING (HIPPED ROOF) WAS ALSO APPLIED TO THE NEW ADDITION IN ORDER TO APPEAR CONSISTENT WITH THE ARCHITECTURAL STYLE, SO TO WITH THE ROOF TILE MATERIAL.

- BUILDING SCALE REMAINS THE SAME SINCE ALL OUR ADDITION AREAS ARE NARROWER THAN THE EXISTING AND ARE TOWARDS THE REAR OF THE PROPERTY.

- ALTHOUGH WE PLAN TO RAISE THE EXISTING (APPROX. 13 INCHES) WE FEEL THAT THE DIRECTIONAL EXPRESSION OF THE FRONT ELEVATION WILL REMAIN COMPATIBLE WITHIN THIS HISTORICAL AREA & THE ARCHITECTURAL STYLE WILL BE ENHANCED FURTHER BY THE INTRODUCTION OF THE ORIGINAL PLANTER BEDS AT THE BASE OF THE STRUCTURE. THIS ALLOWS FOR ANY INCREASE IN HEIGHT AT FINISH FLOOR LEVEL TO BASICALLY ABSORB IN TO THE HARDSCAPE/LANDSCAPE.

- IN ALL OF OUR EFFORTS WE HAVE ALWAYS KEEP THE CONTRIBUTING FACTORS OF THE HISTORICAL EXISTING STRUCTURE AT THE FOREFRONT. THIS BUILDING IS AND WILL CONTINUE TO CONTRIBUTE TO ITS SPECIFIC AREA. FOR YEARS TO COME, DUE TO OUR REGIONS NEED FOR BETTER FLOOD PROTECTION, THIS BUILD/PROJECT MAY BECOME AN EXAMPLE TO THE MERGING OF HISTORIC PRESERVATION IN AN EVER-CHANGING MODERN WORLD. Description of Existing Colors/Material:

MED. GREY STUCCO Exact Color Swatch Unknown Description of Proposed Colors/Materials: T. GREY STUCK Sherwinn Williams SW 6254 (Lazy Gray) ATTACH SAMPLES AND/OR PHOTOGRAPHS OF TYPE PROPOSED ROOF AWNINGS SW 6965 Medium Charcoal (Hyper Blue) WALLS RAILINGS/ FENCE SW 6254 (Lazy Gray) Natural Wood DOORS FASCIA Stock Alum. SW 7006 (Extra White) White WINDOWS SCREENING (PATIO/POOL) Typ. Screen Stock Alum. White Color OTHER COLUMNS N/A Gutters Stock Alum. White